

Pre-Application Site Visit Report

Project 6319640, 6000 17TH AVE SW

Assessment Completed: 5/14/2012

Project Description: Construct deck addition to townhouse unit #22 in existing townhouse condominium

Primary Applicant: [James Lucking](#)

This report lists a preliminary assessment of project requirements based on your pre-application site visit (PASV). The PASV is completed by site inspectors from the Department of Planning and Development (DPD).

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. Schedule an appointment for permit application intake with DPD. **Please bring a copy of this report to your intake appointment.**

Questions About This Report

If you have questions about the information in this report, contact:
Roger E Moore, (206) 733-9039, Roger.Moore@seattle.gov

Other Resources

- General questions about the permit process: Contact the DPD Applicant Services Center (ASC) at 206-684-8850.
- Overview of the permit application process: [5 Steps for a Successful DPD Application Submittal](#).
- User-friendly guides to city permitting processes: [DPD](#) and [SDOT](#) Client Assistance Memos.
- [Detailed zoning information](#).
- [DPD's Checklists & Standards](#), designed to help you make sure your permit application is complete and ready for review.

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

- 1) Existing retaining wall (see note below). Existing trees within 20 Lf of construction limits (see note below).

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope
Wetland

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

Existing ROW Conditions

17TH AVE SW

Street conditions:

Asphalt paving

Visible pavement width is: 20 LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. Inlet at south east side of cul-de-sac at south end of 17th Ave SW.

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director's Rule 16-2008 and CAM 242.

Include trees within 20 LF of construction limits.

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

Show the following on the CSC/Post Construction Soil Amendment Plan:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

Inspectors Notes

1) Include earthwork calculations with submittal. Indicate total cut quantity and total fill/backfill quantity. 2) Some or all "Standard Submittal Requirements for a Project in an ECA" may be waived if a "Small Project Waiver" is applied for and granted.

Modifications to ECA Submittal Requirements

- ECA Exemption Note: Project is outside wetland and wetland buffer and will have no impact on these areas. Meet Exemption 25.09.045.D for wetlands. No wetland submittal items are needed for this project. Seth Jonah Amrhein, (206) 386-1981, Seth.Amrhein@seattle.gov

Small Project Waivers (See CAM 327B)

Small project waivers may be applicable for new accessory structures or additions to buildings on lots in existence on or before October 31, 1992 (see SMC25.09.055). Rockeries and retaining walls do not qualify for small project waivers. Applicability of small project waiver must be evaluated and approved at the time of intake.

Cumulative development area is less than or equal to the following:

Potential slide due to geological conditions, flood prone areas, potential liquefaction, landfill/landfill buffers:
Development area less than 750 square feet

In all cases, show construction safety fencing separating the ECA and/or its buffer from the development area.

Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per SMC 22.804, SMC 25.09, and Directors Rule (DR) 33-2006

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see SMC 25.09.330A)

Delineate the clearing limits on the site plan

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)).
Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope